

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Friday, September 12, 2014 at 5:00 p.m. at the Magnolia Shoppes, 9553 Westview Drive, Coral Springs, Florida.

Present and constituting a quorum were:

David Gray	President
Vincent Morretti	Secretary
Mark Capwell	Assistant Secretary

Also present were:

Dennis Lyles	District Counsel
Rod Colon	Director of Operations
Jane Early	District Engineer
Brenda Richard	District Clerk
Nick Schooley	Drainage Supervisor
Donna Holiday	GMS-South Florida, LLC
Kevin Mulshine	MBS Capital Markets, LLC

The following is a summary of the minutes and actions taken at the September 12, 2014 meeting. A copy of the proceedings can be obtained by contacting the District Manager. Due to the advertised time of each public hearing the agenda items were taken out of order.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Colon called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the August 6, 2014 Meeting

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the minutes of the August 6, 2014 meeting were approved as presented.
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THIRD ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the General Fund, Heron Bay Commons, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2015, Resolution 2014-25 and Levy of Non-Ad Valorem Assessments Resolution 2014-26

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened.

Mr. Colon opened the floor for public comment on the adoption of the budgets and levy of special assessments and there being none, the board considered the resolutions.

A. Resolution 2014-25

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-25 was approved.

B. Resolution 2014-26

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor Resolution 2014-26 was approved.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was closed.

SEVENTH ORDER OF BUSINESS

Presentation from MBS Capital Markets Regarding Water Management Refunding Bonds Series 2014

A. Engagement Letter with MBS Capital Markets

Mr. Mulshine stated under the new SEC rules we need to have the board consider our engagement letter, which amends our original contract to say we will work on this specific issue. The fees are less than in our normal contract, less than 1% because I believe this will get done

easily and efficiently. We are proposing to work with banks on refunding your Water Management Supplement Area 2 Bonds that were issued in 2010.

Mr. Lyles stated management and legal have reviewed this and are in agreement it is in the district's best interests to go forward with this engagement letter with these terms and conditions.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the engagement letter with MBS Capital Markets for investment banking services for the refunding of the Water Management Supplement Area 2 Bonds issued in 2010 was approved.

B. Proposal Letter with SunTrust

Mr. Mulshine outlined the history of the Water Management Supplement Area 2 Bonds that went from 6.5% to 4.39% and proposed to refund the outstanding \$6,555,000 Bonds at 2.95% that will reduce the debt service about \$70,000 per year and give the homebuyers about a 10% decrease in their assessment.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the proposal letter with SunTrust on the Water Management Refunding Bonds Series 2014 for the Supplement Area 2 was approved.

C. Engagement Letter with Greenspoon Marder

Mr. Lyles stated the engagement letter from your bond counsel provides for the same scope of services as the 2010 refunding on the same bonds and she has held the fee to the same fee that was charged in 2010, which is \$25,000 plus actual out of pocket costs.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the engagement letter with Greenspoon Marder for bond counsel services for the Water Management Refunding Bonds Series 2014 was approved.

7-II. Consideration of Service Capacity Agreement with WCI

Mr. Colon stated the service capacity agreement with WCI is for the Bishop Pit property and is similar to the agreements entered into with Lennar and Standard Pacific.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the service capacity agreement with WCI for the Bishop Pit property was approved.

7-III. Award of Contract for Painting and Repair of Water Storage Tanks

Mr. Colon outlined the need for the repair and painting of the water storage tanks and reviewed the proposals received.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the contract for painting and repair of the water storage tanks was awarded to Hartzell Painting Contractors in the amount of their low proposal of \$59,966.00.

FIFTH ORDER OF BUSINESS

**Public Hearing to Consider Adoption of the
Water and Sewer Budget for Fiscal Year
2015 Resolution 2014-27**

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened at 5:15 p.m.

Mr. Colon opened the floor for public comment on the adoption of the fiscal year 2015 water and sewer budget and there not being any, brought it back to the board for consideration.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-27 was approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was Closed.

7-IV. Consideration of Proposals for Purchase of Two 2015 Truck

Mr. Colon stated Plantation Ford matched the pricing on the state bid list for the two trucks.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the purchase of two 2015 trucks from Plantation Ford who met state pricing in the amount of \$51,648.00 was approved.

7-B. Attorney

Mr. Lyles advised the board of the change in the Circuit Court Judge on the litigation with the county from Judge Bowman who recused himself to Judge Carlos Rodriguez.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider Adoption of Amended Rate Schedule Relating to Water and Sewer Rates, Fees and Charges, Resolution 2014-28

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the public hearing was opened at 5:20 p.m.

Mr. Colon opened the floor for public comment on the adoption of the amended water and sewer rates, fees and charges, and there not being any, brought it back to the board for consideration.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor Resolution 2014-28 was approved.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the public hearing was closed.

C. Engineer

I. Consideration of Work Authorization 227 NSID Plant Landscape Improvements in Lump Sum Amount of \$51,044

Mr. Colon stated this is for the design to redo landscaping to separate the operations of the water plant from the surrounding homes.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor work authorization 227 in the lump sum amount of \$51,044 was approved.

II. Consideration of Work Authorization 228, 12" Reuse Main, 20" Force Main and 12" Water Main from Nob Hill Road Along Lox Road To K Hovnanian Site

Mr. Colon stated this is something the developer needs to get service to his property and staff recommends this be approved subject to K Hovnanian executing a service capacity agreement and funding the design of the project.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor work authorization 228 in the amount of \$381,700 was approved subject to K Hovnanian executing a service capacity agreement and funding the design of the project.

III. Project Status Report

A copy of the project status report was included as part of the agenda package.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Manager

1. Consideration of Arbitrage Engagement Letters for the following Bond Issues:

- a. **Special Assessment Refunding Bonds Series 2009 (Parkland Isles Project)**
- b. **Water Management Refunding Bonds Series 2010**
- c. **Water Management Bonds Series 2014 Unit Area B**
- d. **Special Assessment Bonds Series 2014 Assessment Area B**
- e. **Water Management Bonds Series 2014 Unit Area A**
- f. **Special Assessment Bonds Series 2014 Assessment Area A**

Mr. Lyles stated LLC Tax Solutions is going to do arbitrage calculations that are required by the IRS for the bond issues to ensure that we comply with the IRS regulations.

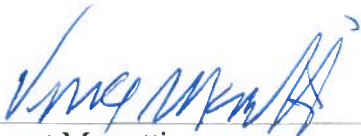
On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor engagement letters with LLS Tax Solutions, Inc. to perform the arbitrage rebate calculations for the above referenced series of bonds were approved for the following fees: \$650 for the Series 2009 Parkland Isles Project, \$650 for the Series 2010 Water Management, \$700 for the Series 2014 Water Management Unit Area B, \$700 for the Special Assessment Bonds Series 2014 Assessment Area B, \$700 for the Series 2014 Water Management Bonds Unit Area A and \$700 for the Special Assessment bonds Series 2014 Assessment Area A.

EIGHTH ORDER OF BUSINESS

Approval of Financials and Check Registers

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the financials and check registers were approved.

On MOTION by Mr. Gray seconded by Mr. Capwell with all in favor the meeting adjourned at 5:30 p.m.



Vincent Morretti
Secretary



David Gray
President